

AN ORDINANCE      2006 - 0 1 - 2 6 - 0 1 4 3

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY  
OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED  
DEVELOPMENT CODE, SECTION 35-304, OF THE CITY  
CODE OF SAN ANTONIO, TEXAS BY CHANGING THE  
ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

\* \* \* \* \*

**WHEREAS**, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

**WHEREAS**, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 2.027 acres out of NCB 17873 from "R-6" Residential Single-Family District to "RM-4" Mixed Residential District.

**SECTION 2.** A description of the property is attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

**SECTION 3.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective on February 5, 2006.


**PASSED AND APPROVED** this 26<sup>th</sup> day of January, 2006.

ATTEST:

  
City Clerk

  
M A Y O R  
PHIL HARDBERGER

APPROVED AS TO FORM:

  
for City Attorney

# Agenda Voting Results

**Name:** Z-3

**Date:** 01/26/06

**Time:** 02:12:32 PM

**Vote Type:** Multiple selection

**Description:** ZONING CASE #Z2005283 (District 6): An Ordinance amending the zoning boundary from "R-6" Residential Single-Family District to "RM-4" Mixed Residential District on 2.027 acres out of NCB 17873, 8000 Block of Garden Brook as requested by Salah E. Diab, Applicant, for Lakeside Properties, Ltd., Owner(s). Staff and Zoning Commission recommend Approval

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		



# Seda Consulting Engineers, Inc.

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 San Antonio, Texas 78201 FAX: (210) 308-8842  
 e-mail: seda@satx.rr.com

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**FIELDNOTE DESCRIPTION** of 2.027 acres of land area situated in the J.W. McCamley Survey No. 70, Abstract No. 470, New City Block 17873 in the City of San Antonio, Bexar County, Texas according to that certain deed dated November 4, 1993 to Lakeside Properties, Ltd. as recorded in Volume 5848, Page 1, Deed Records of Bexar County, Texas. Said 2.027 acre tract of land being more particularly described by metes and bounds as follows;

**Beginning** at a point on the Northerly right-of-way line of Garden Brook (having a right-of-way width of 60' as per Volume 9507, Page 200), found approximately 245' West of Cable Ranch Road, for the most Southwesterly corner of Lot 3, Block 5, New City Block 17875, Westlakes State Farm Subdivision a subdivision of record in Volume 9507, Page 200, Deed and Plat Records of Bexar County, Texas and containing 1.836 acres of land area in a deed dated May 20, 2005 to JJF Real Estate Holdings, L.L.C. as recorded in Volume 11406, Page 634, Official Public Records of Real Property of Bexar County, Texas, point also being the most Southeasterly corner of this tract of land;

**Thence** with said Northerly right-of-way line of Garden Brook, same being the Southerly boundary line of this tract of land, North 89°56'39" West for a distance of 257.12', to a point of curvature of a curve to the left;

**Thence** continuing with said Northerly right-of-way line of Garden Brook with said curve to the left having a radius of 630.00', a delta of 03°01'58", an arc length of 33.35', and a chord bearing and distance of South 88°32'22" West, 33.34', to a point for the most Southeasterly corner of Lot 2, Block 5, New City Block 17875, Savage Subdivision, Unit-1 a subdivision of record in Volume 9507, Page 100 Deed and Plat Records of Bexar County, Texas, and containing 10.868 acres of land area in a deed dated May 30, 2001 to San Antonio Alternative Housing Corp. No. 14 as recorded in Volume 8895, Page 605, Official Public Records of Real Property of Bexar County, Texas, and being the most Southwesterly corner of this tract of land;

**Thence** with leaving said Northerly right-of-way line of Garden Brook with the Easterly boundary line of said Lot 2, same being the Westerly boundary line of this tract of land, North 00°03'21" East for a distance of 304.88', to an angle point of said Lot 2, and for the most Northwesterly corner of this tract of land;

**Thence** with the Southerly boundary line of said Lot 2, same being the Northerly boundary line of this tract of land, South 89°56'39" East for a distance of 290.45', to a point for the most Northwesterly corner of said Lot 3 and the most Northeasterly corner of this tract of land;

## EXHIBIT A

To Ordinance No. \_\_\_\_\_  
 Passed and approved on 01/26/06

Z2005283 Z2005283

**Thence** with the Westerly boundary line of said Lot 3, same being the Easterly boundary line of this tract of land, South  $00^{\circ}03'21''$  West for a distance of 304.00', to the **Point of Beginning**, containing 2.027 acres of lands area, more or less, within this metes and bounds description.

**NOTE:** There is a drawing made to accompany this metes and bounds description.

# CASE NO: Z2005283

## Staff and Zoning Commission Recommendation - City Council

**Date:** January 26, 2006

**Zoning Commission Meeting Date:** January 17, 2006

**Council District:** 6

**Ferguson Map:** 613 B6

**Applicant:**

Owner

Salah E. Diab

Lakeside Properties, Ltd.

**Zoning Request:** From "R-6" Residential Single-Family District to "RM-4" Mixed Residential District

**Property Location:** 2.027 acres out of NCB 17873

8000 Block of Garden Brook

Approximate Northwest Corner of Cable Ranch Road and Garden Brook

**Proposal:** To allow and construct duplexes

**Neighborhood Association:** None

**Neighborhood Plan:** None

### **Traffic Impact Analysis**

A Traffic Impact Analysis is not required

### **Staff Recommendation:**

Approval

The requested zoning of "RM-4" is compatible with the existing zoning and multi-family land use to the north and west and the low intensity office-commercial use immediately east.

The subject property consists of approximately 2 acres. The property converted from Temporary "R-1" to "R-6" zoning following the 2001 adoption of the Unified Development Code. The Trails of Westlakes apartments, zoned "MF-33" since 1994, are located to the north and west. There is an Allstate Insurance office to the east with conditional "C-2NA" zoning. To the south is a large vacant parcel zoned "C-3" in 1986.

The current zoning of "R-6" permits only single-family residential units on lots not less than 6,000 square feet. The "RM-4" allows single-family units, but it also allows two-family and multi-family units on lots with a minimum area of 4,000 square feet. The applicant is proposing a development consisting of duplexes. Since the density may not exceed 11 units per acre, the applicant will be limited to a total of about 22 residential units on the property regardless of housing types. No landscape buffer is required for the proposed development.

### **Zoning Commission Recommendation:**

Approval

**CASE MANAGER :** Matthew Taylor 207-5876

### **VOTE**

<b>FOR</b>	10
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**Z2005283**

**ZONING CASE NO. Z2005283** – January 17, 2006

**Applicant:** Salah E. Diab

**Zoning Request:** "R-6" Residential Single-Family District to "RM-4" Mixed Residential District.

Clyde Johnson, 3727 Colter, representing the owner, stated they are proposing to construct 10 duplexes on the subject property. He stated he has been in contact with the surrounding property owners who have expressed their support in this development.

Staff stated there were 4 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor. The applicant submitted a letter to staff from the presiding agent that the Allstate Office immediately to the east of the subject property stating that they are not objecting the proposed zoning of "RM-4" and the construction of duplexes.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

**COMMISSION ACTION**

The motion was made by Commissioner Gray and seconded by Commissioner Robbins to recommend approval.

1. Property is located on 2.027 acres out of NCB 17873 at 8000 Block of Garden Brook.
2. There were 4 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

**AYES:** Martinez, Robbins, Rodriguez, Kissling, Marshall, Sherrill, McAden, Avila, Stribling, Gray

**NAYS:** None

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.



GRAPHIC SCALE



(IN FEET)

1 INCH = 50 FT.

NCB 17875-5-2

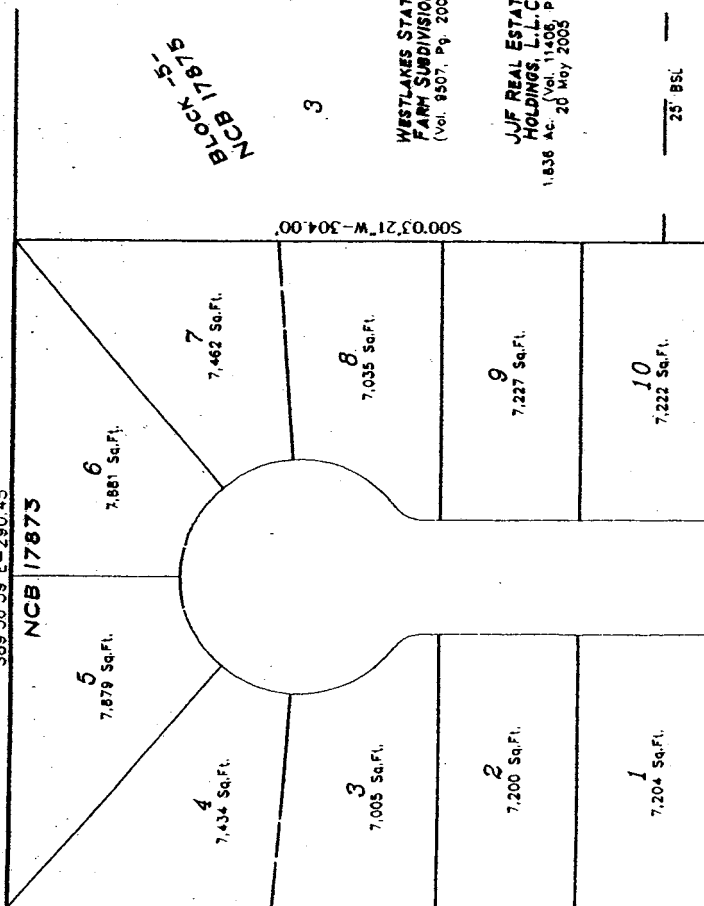
Savage Subdivision  
(Vol. 9507, Pg. 100)

S89°56'39"E-290.45'

NCB 17873

SAN ANTONIO ALTERNATIVE  
HOUSING CORP. NO. 14  
10.866 AC. (Vol. 8895, Pg. 605)  
30 May 2001

DRAWING OF  
2.027 ACRES OF LAND  
SITUATED IN THE  
J.W. MCCAMLEY SURVEY NO. 70  
ABSTRACT NO. 470, NCB 17873  
CITY OF SAN ANTONIO  
BEXAR COUNTY, TEXAS



WESTLAKES STATE  
FARM SUBDIVISION  
(Vol. 9507, Pg. 200)

JJF REAL ESTATE  
HOLDINGS, L.L.C.  
1.836 AC. (Vol. 11408, Pg. 634)  
20 May 2005

N89°56'39\"W-257.12'

Approximately 245' to  
Intersection w/Cable Ranch Road

Garden Brook  
(60' ROW - Vol. 9507, Pg. 200)

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JOB / JMS  
DATE: 07/29/09  
DRAWN BY: JMS  
CHECKED BY: JMS  
SHEET: 1 OF 1

